

POLICIES, PROGRAMS & IMPLEMENTATION CHARTS

**Goal 1: Ensure The Provision Of Sufficient Housing For All Income Groups
To Accommodate San Diego's Anticipated Share Of Regional Growth
Over The Next Housing Element Cycle, FY 1999-2004**

QUANTIFIED OBJECTIVE: Provision of an Adequate Site Inventory

Maintain an inventory of both vacant and redevelopable land which is distributed throughout the City in such a way that the City can achieve its regional share goal of 39,785 units, as allocated by SANDAG in the Regional Housing Needs Statement. The inventory shall not fall below the number of sites required to accommodate 78,108 single-family and multi-family housing units during the period July 1, 1999 - June 30, 2004 (twice the regional share goal of 39,785).

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

No change from the previous Housing Element, except for the changed regional share goal. The most recent community capacity estimate prepared by SANDAG indicates that the City currently has a sufficient site inventory to accommodate approximately 110,000 additional housing units, thus easily exceeding the quantified objective.

POLICIES:

1. To the extent that budget resources permit, the Planning and Development Services Departments shall monitor residential development for its impact upon remaining development capacity and ability to provide public facilities and services and to ameliorate deficiencies in such facilities and services in a timely manner.
2. Through community plan updates, action plans and other community-oriented planning documents, the City shall continue to identify areas appropriate for both single-family and multi-family development as well as already developed areas where existing development patterns should either be maintained or altered.
3. Through the community plan update process, the City shall designate land for a variety of residential densities sufficient to meet its housing needs for a variety of household sizes, with higher densities being focused in the vicinity of transit stops and housing types and densities matched with nearby job opportunities.

PROGRAMS:

1. Development Monitoring System - As part of the City's Process 2000 program, a development monitoring system is being created which will enable the City to track the status of any development permit at any point in the permit process and, as a by-product, would also enable the City to automatically adjust its community capacity estimates to take into account new units coming on line and vacant land removed from the site inventory.
2. Community Plan Update and Action Plan Program - Community plan updates will be updated as resources permit, with priority given to those communities whose physical or economic problems are particularly severe or where major issues have changed significantly since the last update. Future updates will increasingly focus on those problems and issues prioritized by the community as most pressing. They will be completed more quickly, but will be less comprehensive in scope. Where the land use plan is adequate, emphasis will be on action programs to implement community priorities beyond land use. As individual community plans are updated, they will address appropriate land use distributions and density ranges to assist the City in meeting its regional share goals for all income groups.

IMPLEMENTATION CHARTS: Provision of an Adequate Site Inventory

Program	Policy	5-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiari
Development Monitoring	Monitor residential development for remaining development capacity and ability to provide facilities and services in a timely manner.	Establish Monitoring System as part of Process 2000	Development Services Dept. and Planning Department.	FY 2000	General Fund and Fees	General Public and Project Applicants
Community Plan Update & Action Plans	<p>Identify areas appropriate for both single-family and multi-family development as well as already developed areas where existing development patterns should either be maintained or altered.</p> <p>Through the community plan update process, the City shall designate land for a variety of residential densities sufficient to meet its housing needs for a variety of household sizes, with higher densities being focused in the vicinity of transit stops and in proximity to significant concentrations of lower income job opportunities.</p>	2-3 Updates & Action Plans per year	Planning Department	2-3 per year	General Fund	General Public

QUANTIFIED OBJECTIVE: New Construction

Provide at least 1,750 additional units for low-income households and approximately 1,300 additional units of housing for very low-income households during the plan period July 1, 1999 - June 30, 2004. This objective does not include new units constructed with the assistance of low- and moderate-income Redevelopment Set-Aside funds. A separate objective under Goal 5 covers these units.

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

As in the previous Housing Element, policies and programs which call for new construction have been grouped under a new construction objective. The new Element reflects a reduction of 2,800 new low-income units and 1,500 new very low-income units from the objective in the previous Housing Element. The reductions reflect local market conditions and housing costs. In many instances in San Diego, it is more cost-efficient to acquire and rehabilitate units for lower-income households than it is to build new. Consequently, the new construction goal has been reduced significantly.

POLICIES:

General

1. The City shall continue to utilize the maximum federal and state subsidies available in order to meet the needs of lower-income residents.
2. The City shall promote publicly and privately sponsored programs aimed at the development of affordable housing for lower-income households. Such housing should offer a range of bedroom composition proportionate to the household sizes of lower-income households.
3. The City shall utilize its regulatory powers (e.g., land use, fees, etc.) to promote affordable housing.
4. The City shall ensure that the development of lower-income housing meets applicable standards of health, safety, and decency.
5. The City shall emphasize the provision of affordable housing in proximity to emerging lower-income job opportunities in the high cost areas of San Diego.
6. The City shall support research efforts of the State and other agencies to identify and adopt new construction methods and technologies to facilitate affordable housing.

7. The City shall support research efforts of the lending industry and state and federal government agencies to identify and adopt innovative financing methods to facilitate affordable housing.
8. The Housing Commission shall maintain an informational resource of housing developments in the City which have units reserved for lower-income households.
9. The City shall recognize the role of Single Room Occupancy hotels (SROs) in helping to meet the housing needs of such groups as the elderly and students.
10. In order to achieve a broader dispersal of SRO hotels, the City shall promote their development as a part of transit-oriented developments (within one-quarter mile of a trolley station or major bus stop in commercially zoned districts). This policy is consistent with the City's community balance objectives to facilitate a dispersal of SROs as a source of affordable housing, while avoiding further concentration of low-income households in a few communities.
11. The City, working through its lobbyists, shall seek legislative changes to make state and federal affordable housing programs more responsive to the needs of lower-income households.

Elderly and People with Disabilities

12. The City shall focus its resources for elderly housing on the lower-income end of the elderly population.
13. The City shall encourage housing for the elderly and people with disabilities near public transportation, shopping, medical, and other essential support services and facilities.
14. The City shall support the integration of persons with disabilities into the private housing market as much as possible.

Military Housing

15. The City shall cooperate with the military and the private sector to identify opportunities for additional military family housing throughout the City such that the occupants may have the opportunity to become an integral part of those communities.

16. The City shall cooperate with the military through the community plan update process to ensure that potential future military housing sites are readily accessible to public services and facilities.

Student Housing

17. Local universities shall house as much of their student enrollment on-campus as possible. The universities should consider the use of incentives to encourage maximum use of on-campus housing.
18. The City shall promote SROs designed as dormitories as a resource in providing housing off-campus for those students who cannot or do not want to be housed on campus.

Mobile Home Parks and Manufactured Housing

19. The City shall encourage the use of appropriate mechanisms to keep land costs constant in order to facilitate the development of future mobile home parks and conversion of existing mobile home parks to tenant ownership. Examples of such mechanisms could include community land trusts and limited equity cooperatives.
20. The City shall encourage the use of manufactured housing as one means of providing housing affordable to moderate-income households. Such housing shall be compatible in design with nearby market rate housing. This policy is intended to provide affordable housing while not compromising community design standards.

Housing for Farm Workers and the Rural Homeless

21. The City shall monitor the number of permanent farm worker employees in San Pasqual Valley, where they are housed and the need for additional housing for permanent farm workers. If additional employee housing is needed, the City shall identify appropriate incentives and assistance to make such housing economically feasible.

Housing for the Homeless

22. The City has adopted a "Comprehensive Homeless Policy" Number 000-51 effective July 12, 1995 which provides guidelines for the City's response to the homeless problem.
23. The City supports the concept of providing a continuum of housing for the homeless ranging from short-term beds to affordable low-cost permanent housing.

24. The City actively supports providers of homeless services in establishing additional short-term beds. These beds may be provided through a variety of emergency shelter and safe-haven options including temporary shelters associated with the provision of services during periods of extreme weather conditions.
25. The City shall actively support providers of homeless services in establishing additional winter seasonal shelter and entry-level beds.
26. The City encourages interagency efforts to provide services and housing to specialized subgroups with disabilities. This support focuses on provision of permanent supported housing space and services.
27. The City encourages the dispersal of potential shelter sites throughout the community where the need is warranted.
28. The City encourages the development of resources to help at-risk families and individuals with temporary assistance to avoid evictions leading to the need for more short- and long-term bed requirements.
29. The City encourages that priority for short- and long-term beds are given to families including women and children.
30. The City encourages affordable housing opportunities for those individuals and households that have successfully completed case managed recovery and traditional programs.
31. The City shall ensure that all homeless facilities comply with all applicable standards with respect to accessibility for disabled persons.
32. The City supports projects in which individual and collaborative efforts to fund and develop existing and innovative solutions which address the need for transitional and permanent housing for individuals and families moving through the continuum.
33. Preference will be given to projects which demonstrate definitive links to appropriate and progressive support services.
34. The City Manager will cooperate with other jurisdictions and coalitions in conducting regional, goal-oriented planning and coordination that will identify gaps in service, and seek methods to improve the responsiveness of existing homeless service systems.
35. The City Manager will promote interagency communications, collaborations, and partnerships to achieve an efficient and cost-effective delivery of services to the homeless and those at-risk of becoming homeless.

36. The City Council expects other government jurisdictions to meet their statutory obligations with regard to addressing human service needs of populations who are homeless or at-risk of homelessness.
37. The City Manager will develop a method to ensure an equitable distribution of housing options and co-located support service facilities based on need, throughout the City to improve accessibility. Site selection will be focused on the needs of the neighborhood and the requirements for accessibility stated in the Comprehensive Homeless Policy.
38. The City Manager will direct staff to work with neighborhoods, businesses, community organizations, private sector partnerships and service providers to facilitate the site selection and approval process of homeless facilities.
39. The City Manager will develop Site Selection Guidelines and Program Design Criteria in accordance with "Fair Housing Practices" and the "American's with Disabilities Act" to mitigate potential impacts of homelessness on the community while ensuring access to, and the continuity of the City of San Diego's Continuum of Care.
40. The City currently permits homeless facilities through a conditional use permit process pursuant to a Residential Care Facility ordinance. Currently, pursuant to state law, the City's Residential Care Facility Ordinance allows transitional housing and emergency shelters to be sited in residential areas of the City by right, e.g., without a conditional use permit, if there are six or fewer beds. Larger facilities may be sited by right if they comply with the underlying zoning and do not offer any services on site to the residents. Other residential buildings may be sited by right if they comply with the underlying zoning and do not meet the definition of residential care facilities.
41. The City Council will review its Comprehensive Homeless Policy on a periodic basis and make modifications as necessary.

PROGRAMS:

1. Density Bonus - The City shall aggressively encourage use of the Affordable Housing Density Bonus Program. Based on recent trends and projects now in process, it is anticipated that approximately 740 affordable housing units will be added through FY 2004. Of these, approximately 445 units will be affordable to low-income households and approximately 295 units will be affordable to very low-income households.

This projection includes an estimate of 652 units that would be developed in the Black Mountain Ranch, Pacific Highlands, Torrey Highlands and Beeler Canyon

communities as the result of an affordable housing requirement which applies due to their prior inclusion in the Future Urbanizing Area.

2. Tax Credits and Tax Exempt Bonds - The Housing Commission will promote the use of federal and state tax credits and multi-family mortgage revenue bonds to assist in the development of housing for lower-income households. Based on past trends and assuming that San Diego will obtain the necessary bond and tax credit allocation from the state, the City projects that at least 100 units affordable to very low-income households will be built.
3. Coastal Zone Program - State law provides that conversion or demolition of existing residential units occupied by low- and moderate-income households within the Coastal Zone shall only be authorized if provision has been made for the replacement of those units. The City Council Policy to implement the State law requires that such replacement units be affordable to the occupant for a minimum of five years. Pursuant to these requirements, it is anticipated that approximately 20 units of replacement housing will be provided, of which approximately five units would be affordable or potentially affordable to very low-income households. This estimate is based on replacement units currently in the approval process and on the rate of production during the previous seven-year cycle.
4. Single Room Occupancy Hotel Units - The City shall continue to support development of new Single Room Occupancy (SRO) hotels through allowance of alternative means of meeting minimum health and safety requirements and financial assistance. It is anticipated that financial assistance will be available primarily to assist in the development of units affordable to very low-income individuals.

Approximately 2,400 new SRO units have been developed and another 400 units have been rehabilitated in San Diego since FY 1985. Most of these units are concentrated in the downtown area. Any additional SROs are likely to be outside of downtown since the current emphasis downtown is to provide other forms of housing opportunities. Therefore, a modest target of 200 additional SRO units is proposed. Of these, approximately 20 percent or forty units would be affordable to very low-income households and the remainder would be affordable to low-income households.

In order to achieve a broader dispersal of SRO units beyond downtown and to help implement community balance objectives, the Planning and Development Services Departments will incorporate SROs into plans to encourage transit-oriented development near trolley stations and major bus stops. The Zoning Code Update project created a new mixed-use zone for use in such areas which will provide incentives for SROs and other high-density developments.

5. Section 202, Section 801 and Section 811 - The Section 202 program allows non-profit corporations to apply for direct loans from HUD to finance the construction or acquisition and rehabilitation of housing for the elderly or hindered/disabled. The City anticipates that approximately 250 units will be constructed through these programs during this Housing Element cycle. These units are available only to very low-income persons and the rents are restricted to 30 percent of gross income.
6. Military Housing - The military proposes to develop approximately 2,188 new housing units for military families by the end of FY 2004. The 2,188 units include the following projects:
 - a. up to 1,600 new units at MCAS Miramar. Several potential sites are under consideration. All are part of the base
 - b. 500 new units proposed at the Naval Training Center
 - c. 900 new units at Cabrillo Heights (Serra Mesa) which would replace 812 existing deteriorated units at the same site for a net increase of 88 units

It is anticipated that military family housing will be provided primarily by the private sector, with financial incentives from the military. Military housing is available to enlisted personnel with a rank of E-1 and above. Families of enlisted personnel receive housing in lieu of their military housing allowance. Based on current occupancies by rank, it is projected that approximately 40 percent of the units would be affordable to very low-income households and 60 percent would be affordable to low-income households.

7. Student Housing - Current plans on the part of local universities call for adding approximately 3,000 to 5,000 new beds by the end of FY 2004 to serve students. This number includes approximately 1,200 beds at the University of California at San Diego, approximately 1,600 to 3,300 beds at San Diego State University, approximately 50 bed spaces at Point Loma Nazarene College, and a possible 200 to 300 bed space at United States International University.
8. Mobile Home Parks - Mobile home parks can be an attractive alternative for providing affordable housing both for rent and for sale. In San Diego, mobile home parks are regulated through the Mobile Home Park Overlay Zone. Developers have been reluctant to build additional mobile home parks because high land costs make it economically infeasible. However, it may be possible to develop additional mobile home parks as a non-profit venture organized as a community land trust or limited equity cooperative to keep land costs constant. These mechanisms can also be utilized to enable mobile home park residents to purchase their own spaces, thereby converting to tenant ownership. With the incentives described above, it may be possible to add or enable resident acquisition of a minimum of 200 mobile home park spaces, all of which would be affordable to low-income households.

9. Farm Worker Housing - The City shall annually monitor the number of permanent and seasonal farm worker employees in San Pasqual Valley, where they live, and the need for additional housing. If additional housing is found to be needed, the City shall develop appropriate incentives to encourage lessees to provide such housing, with priority given to permanent employees first.

The City has incorporated into its Zoning Code Update, provisions of the State Employee Housing Act which specify that employee housing for six or fewer employees shall be processed as single-family use and that employee housing for thirteen or fewer employees shall be processed as agricultural use.

10. Housing for the Homeless - The City's program for housing for the homeless has two components: short-term shelter facilities and long-term shelter facilities. Short-term shelter facilities are subcategorized into three types: seasonal spaces (available only during the winter months); vouchers (to pay for homeless persons to stay in commercial hotels/motels); and ongoing night shelters (available year round).

As noted in Tables 2 and 3, in fiscal year 1998, providers of services along with the financial assistance of the City and others provided 77,689 shelter bed-nights in 1998. This occurred during the extreme weather conditions brought on by "El Nino." It is anticipated that based on current funding levels and more normal winters that 60,000 bed-nights will be provided annually through the next five-year Housing Element cycle.

Vouchers can serve an important role with respect to providing shelter for those homeless individuals and especially families who cannot be accommodated in a shelter for various reasons such as short-term illness, family size or other special circumstances. The City joined the County of San Diego and other local jurisdictions in fiscal 1998 in a regional voucher program. It is expected that this model will be used in future years in serving families and others who cannot be accommodated at existing or temporary shelter sites.

Based on consultations with area providers, the following three goals have been set: (1) 1,207 short-term bed space or an increase of 1,000 over the 1998 year; (2) 3,214 long-term bed space or an increase of 1,250 over the 1998 year; (3) 300 special needs beds or an increase of 204 over the 1998 year.

Table 2. SEASONAL WEATHER SHELTER BEDS

Service	1998 Actual per RTFH*	2004 Goal	Net Change
Seasonal	77,689 bed-nights	60,000 bed-nights	-17,689 bed-nights

* Regional Task Force on the Homeless
 Seasonal Shelter: A program which provides shelter and support services during a limited portion of late fall and winter months.
 Source: City of San Diego, Office of the Homeless Coordinator

Table 3. PERMANENT BED CAPACITY

Service	1991 Baseline per RTFH*	1998 Actual per RTFH*	2004 Goal	Net Change 1998-2004
Short-Term Beds **	1,032	207	1,207	1,000
Long-Term Beds ***	402	1,964	3,214	1,250
Special Needs Beds****	0	96	300	204
TOTAL	1,434	2,267	4,721	2,454

* Regional Task Force on the Homeless
 ** Short-Term Beds: Basic, temporary overnight sleeping accommodations with minimal screening and support services.
 *** Long-Term Beds: Temporary housing and support services to return people to independent living as soon as possible, and generally not longer than 24 months.
 **** Special Needs Beds: Temporary housing for persons with disabilities including individuals who require special needs due to mental and physical disabilities.
 Source: City of San Diego, Office of the Homeless Coordinator

Since 1991 there has been a decrease in the emphasis on short-term emergency facilities which offer minimal services. Instead there has been an emphasis on programs offering comprehensive, coordinated services for a longer term. This policy emphasis has occurred at both the local and federal level. The emphasis on longer-term beds is predicated on the belief that homeless shelter guests receiving supportive services will achieve greater self-sufficiency and have a higher potential for successful transition to independent living. HUD's funding priorities have reflected this emphasis.

As Table 3 shows, the number of short-term beds has decreased significantly, because of the emphasis on long-term beds. The need for short-term beds is expected to increase dramatically in the next few years with the full implementation of the "Welfare to Work" program. Local homeless providers also anticipate that HUD's priorities may shift more

toward the short-term end of the spectrum in the near future. Consequently, the City's quantified objective reflects this greater emphasis on short-term beds.

The City and the non-profit homeless provider community have had a long-term relationship in providing shelter/housing for the homeless. The City consulted with homeless service providers to develop realistic and achievable goals to meet the unmet need of sheltering the homeless. The targets presented in Tables 2 and 3 are based on past experience, projected resources, and HUD's changing funding policies with respect to short and long-term beds. The targets are aggressive in that they represent an increase in the number of beds to be provided to reduce the gap in unmet need. However, they are achievable if the City and the provider community work in concert with the business and faith communities to seek a fair share of federal funding for San Diego and to continue to encourage private and corporate giving.

The City's development of a comprehensive homeless plan has occurred concurrently with several other planning efforts. The City's plan shares strategy with other efforts such as the federally mandated Consolidated Plan, the NTC Reuse Committee, and the Regional Task Force on the Homeless. Parallel planning efforts should maximize the impact of resources on the homeless problem.

Additionally, the City addresses the issues of geographic parity in accessing homeless services and the need for dispersion of services. Local service providers, community planning groups and the City continue to have dialogues critical to land use issues and the need for dispersed services.

Although short- and long-term housing facilities will continue to be allowed wherever residential development is permitted, Map 1 on page 24 and Map 2 on page 25 depict areas where the City encourages such uses to be located. Map 1 depicts industrial and commercial zones as being suitable for emergency shelters, while Map 2 depicts higher density and multi-family zones as being suitable for transitional housing. These maps show more specific areas throughout the City which provide a significant number of adequate sites to meet the City's quantified objectives for emergency shelters and transitional housing.

In accordance with the 4th District Court of Appeal ruling in the case, *Hoffmaster vs. City of San Diego* (1997) 55 Cal.App.4th 1098, the City in September 1998 amended its processing and development regulations for emergency shelters and transitional housing to facilitate more expeditious processing and remove regulatory impediments. Specifically, the City made the following changes to implement the court's ruling:

1. The permit approval process now allows emergency shelter and transitional housing conditional use permit applications to proceed directly to the City Council with no appeals from a lower decision-making hearing body. The City

also removed the requirement for a recommendation from the Planning Commission in order to further expedite the process.

2. The requirement for a one-quarter mile separation between emergency shelters or transitional housing and other similar facilities was removed.

To comply with the court's requirement to identify adequate sites for emergency shelters and transitional housing, the City has published a notice that a listing of potential sites for such facilities which meet the court's definition of "adequate" is on file and available to the public in the office of the City Clerk.

To further facilitate the site process, the City Council adopted a voluntary program in October 1995 to encourage early communication between providers of homeless facilities and neighbors. The "Good Neighbor Plan" is patterned after a similar program in Portland, Oregon. It is premised on the concept that early voluntary communication with the prospective community regarding the facility and types of programs and services to be offered can minimize potential community controversy at the time of actual permit application and once the facility becomes operational. Prior to applying for a conditional use permit, applicants for a homeless facility, or any other type of residential care facility are encouraged to make contact with the prospective immediate neighbors, the appropriate community planning group, and other interested parties and to make a good faith effort to resolve all site location issues. If all issues cannot be resolved in advance of permit application, the applicant and neighborhood parties have the option of requesting mediation of issues through a dispute resolution program for which the City would pay the associated costs up to \$500 per case, with an annual budget of \$10,000 for this service.

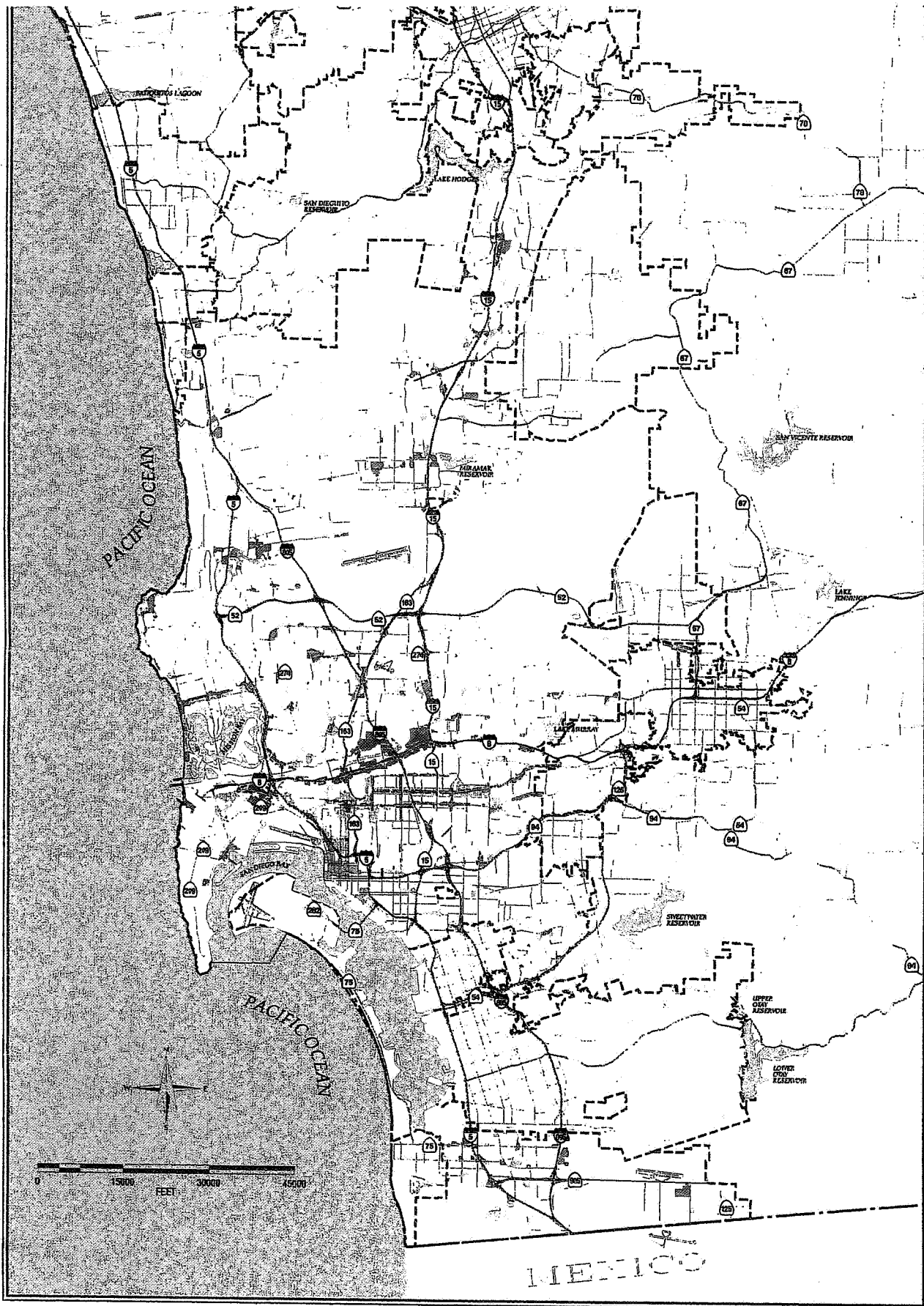
In response to the need for short-term emergency beds, the City in FY 1997 approved a dispersed 24-hour shelter program which served approximately 650 people and was targeted to specific homeless populations. One site was for homeless men and women, another was for homeless veterans, and a third for homeless women and children. This model is to be used again in FY 1998 and based on its success will probably be used throughout the next five-year period.

HUD's Continuum of Care Homeless Assistance Program encourages addressing homeless needs comprehensively and in a coordinated manner. Consequently, the City's Housing Commission has coordinated the annual planning process for identifying gaps in service pursuant to the Continuum of Care concept. This coordination has resulted in well-integrated services to the homeless, as outlined in the City's Supportive Housing Program. Each provider has a role to play and offers expertise and resources.

The Continuum of Care Program has resulted in approximately \$16.9 million being awarded to local providers and the Housing Commission for homeless services. The

program has become the principal funding vehicle for transitional housing and case management assistance and has resulted in extensive collaboration among the provider community in order to maximize service delivery.

11. Study of Space and Parking Standards for Emergency Shelters - The Planning and Development Services Departments will reexamine the space standards and parking requirements currently required for emergency shelters to ensure that they are reasonable and specifically relate to the needs of emergency shelters.
12. Support for Regional Task Force on the Homeless - In conjunction with the County of San Diego and other local jurisdictions in the region, the City provides funding for the Regional Task Force on the Homeless. The RTFH serves as a central repository of information on homeless needs and assistance, and promotes a coordinated approach to planning for homeless services throughout the region. Working through the RTFH, the City will work to identify gaps in services and promote interagency collaborations and partnerships to achieve the most efficient and cost-effective delivery of services. The City will also encourage other local jurisdictions with homeless populations or people at-risk of becoming homeless to address their specific human service needs.
13. Listing of Affordable Housing Units - The Housing Commission shall publish and maintain a comprehensive listing of housing developments in the City which have units reserved for lower-income households.
14. Support for Research and Legislation for Affordable Housing - Through the efforts of its lobbyists, the Department of Intergovernmental Relations, and the Housing Commission, the City will support research by the state and other agencies to identify and adopt new construction methods and technologies to provide affordable housing, and research by the lending industry to adopt innovative financing methods to facilitate affordable housing. Additionally, the City shall seek legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of lower-income households.
15. Pursuit of State and Federal Funding for Affordable Housing - Through the efforts of its lobbyists, the Department of Intergovernmental Relations and the Housing Commission, the City will monitor the status of all existing and potential state and federal funding resources for affordable housing and apply for all competitive state and federal housing monies which would contribute toward meeting San Diego's affordable housing goals.



Legend

- Commercial Zones
(Except Neighborhood Commercial Zones)
- Multi-Family Zones
Densities of R1000 or Higher in Mid-City Transit
Corridor, Golden Hill and Grant Hill Communities and
Densities of R1500 or Higher Elsewhere
- Commercial/Office/Mixed Use - Downtown only

CITY OF SAN DIEGO Multi-Family and Commercial Zones Suitable for Transitional Housing

December 1998



Every reasonable effort has been made to assure the accuracy of this map. However, neither the City nor the SanGIS staff can be held responsible for any errors or omissions. This map is provided for informational purposes only. Any use of this map is subject to the terms and conditions of the SanGIS User Agreement. For more information, please contact the SanGIS staff at (619) 594-1234.

IMPLEMENTATION CHARTS: New Construction

Program	Policy	5-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Density Bonus	Promote publicly and privately sponsored programs aimed at the development of affordable housing for lower-income households.	Units 740	Hsg. Comm./ Private Developers	20/year	Conventional	Low-income Households Very Low-income Households
Tax Credits and Bonds	See Above Policy	Units 100	Hsg. Comm. Not-for-Profit-Corps. Private Developers	20/year	Tax Credits/ Tax-Exempt Bonds	Low-income Households Very Low-income Households
Coastal Zone Program	Continue to utilize federal and state subsidies to the fullest to meet the needs of lower income residents.	Units 20	Private Developers	4/year	Conventional	Low-income Households
SRO's	<p>Stress flexibility in the application of code requirements in order to facilitate affordable housing.</p> <p>Recognize the role of SRO's in providing housing for the elderly and students.</p> <p>Promote SRO's as a part of transit oriented developments in order to achieve community balance objectives.</p>	Units 200	Private Developers Hsg. Comm. Redev. Agency	40/year	Conventional/ Hsg. Comm.	Low-income persons Elderly Low-income Students Military Personnel
Section 202 Section 801 Section 811	<p>Focus public resources for elderly housing at the Low-income end of the elderly Population.</p> <p>Support the integration of persons with disabilities into the private housing market as much as possible.</p>	Units 250	Not-for-Profit-Corps.	By FY 2003	HUD	Low-income elderly Low-income disabled

Goal 1: Ensure The Provision Of Sufficient Housing For All Income Groups To Accommodate San Diego's Anticipated Share Of Regional Growth Over The Next Housing Element Cycle, FY 1999-2004

IMPLEMENTATION CHARTS: New Construction

Program	Policy	5-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Military	<p>The City shall cooperate with the Military and the private sector to identify opportunities for additional military family housing throughout the City such that the occupants have the opportunity to become an integral part of communities.</p> <p>The City shall cooperate with the Military through the Community plan update process to ensure future sites are readily accessible to public services and facilities.</p>	Units: 2,188	Military Private Sector	FY 99 - 2004	Military Private Sector	Military Families
Student Housing	<p>Local universities shall house as much of their student enrollment on-campus as possible. The universities Should consider the use of Incentives to encourage Maximum use of on-campus Housing.</p> <p>The City shall promote SRO's designed as dormitories as a resource in providing housing off-campus for those students who cannot or do not want to be housed on campus.</p>	Beds 3000-5000	UCSD Pt. Loma Naz. SDSU USD State Private	FY 99 2004	UCSD Pt. Loma Naz. SDSU USD State Private	Students
Mobile Home Parks	<p>The City shall encourage the use of appropriate mechanisms to keep land costs constant in order to facilitate the development of future mobile home parks and conversion of existing mobile home parks to tenant ownership. Examples include community land trusts and limited equity cooperatives.</p> <p>The City shall encourage the use of manufactured housing as One means of providing Housing affordable to moderate Income.</p>	Units 200	Hsg. Comm. Private Developers	5 Years	Conventional Hsg. Trust Fd. State	Low-income Households, Elderly, First Time, Buyers

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Program	Policy	5-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
	households. Such housing shall be compatible in design with nearby market rate housing. This policy is intended to provide affordable housing while not compromising community design standards.					
Farm worker Housing	The City shall monitor the number of permanent farm worker employees in San Pasqual Valley, where they are housed and the need for additional housing for permanent farm workers. If additional employee housing is needed, the City shall identify appropriate incentives and assistance to make such housing economically feasible.	Housing for permanent and seasonal employees and day laborers	Farmers and Growers Hsg. Comm Real Estate Assets Dept	FY 1999-2004	Conventional SB/HOME Hsg. Trust Fd.	Permanent farm workers Se farm workers and day laborers
Housing for the Homeless	Supports the concept of providing a continuum of housing for the homeless ranging from short term beds to affordable low-cost permanent housing.	Full spectrum of services Increase of 1,207 short-term beds	Homeless Providers City Homeless Coordinator	By 2004	McKinney Super NOFA HOME ESG Hsg. Trust Fd CDBG Regional Hotel/ Motel Vouchers	Spectrum of Homeless throughout the City.
	Give primary emphasis to the provision of homeless facilities in the development of service enhanced longer-term beds.	Increase of 1,250 long-term beds	Homeless Providers	By 2004	Same as above	Homeless single adults, families, youth, special needs
	Actively support providers of homeless services in establishing additional winter seasonal shelter and entry level beds.	Annual Bednight capacity of 60,000 bed-nights	Homeless Providers Housing Comm	Annually	McKinney Hsg Comm Regional Hotel/ Motel Vouchers Port District	Priority for single women, w with children, elderly disabled.
	Support providers of homeless services in establishing additional short-term beds. These beds may be provided through a variety of emergency shelter and safehaven options including temporary shelters					

Goal 1: Ensure The Provision Of Sufficient Housing For All Income Groups To Accommodate San Diego's Anticipated Share Of Regional Growth Over The Next Housing Element Cycle, FY 1999-2004

IMPLEMENTATION CHARTS: New Construction

Program	Policy	5-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
	associated with the provision of services during periods of extreme weather conditions.					
Reexamine space and parking standards for emergency shelters	The City shall continue to regulate emergency shelters and transitional housing through a conditional use permit process. In accordance with the 4th District Court of Appeal decision in the case "Hoff master v. City of San Diego" the City shall continue to implement measures it has Adopted to accelerate the Permit approval process for These facilities and not apply a separation requirement. Additionally, in accordance with the Court's decision, the City shall publish a listing of Potential sites for emergency Shelter and transitional Housing and maintain on file at the City Clerk's office.	Report to Planning Comm & City Council	Planning Dept City Homeless Coordinator.	FY 2002	General Fund	Homeless Providers
Housing for The homeless	Encourage inter-agency efforts to provide services and housing to specialized homeless groups such as the mentally ill, and chronically disabled. Support will focus on permanent supported housing space.	Increase of 204 Special Needs Beds	City/County W/private non-profits	FY 2004	HOPWA Sect. 8 set McKinney HOME Hsg. Trust Fd. CDBG Redevmt. Set-Aside	Youths, families, disabled and other special needs population
Regional Task Force on Homeless	The City Manager will cooperate with other jurisdictions and coalitions in conducting regional goal-oriented planning and coordination that will identify gaps in service, and seek methods to improve the responsiveness of existing homeless service systems. The City Manager will	Annual funding	City of San Diego RTFH	Ongoing	General Fund	Spectrum of Homeless Throughout Region

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IMPLEMENTATION CHARTS: New Construction

Program	Policy	5-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
	<p>promote interagency communications, collaborations, and partnerships to achieve an efficient and cost effective delivery of services to the homeless and those at-risk of becoming homeless.</p> <p>The City Council expects other government jurisdictions to meet their statutory obligations With regard to addressing Human service needs of Populations who are homeless or at-risk of homelessness.</p>					
Listing of Affordable Housing Units	The Housing Commission shall publish a comprehensive listing of housing developments in the City which have units reserved for lower income households.	Annual listing	Hsg. Commission	Updated annually	Hsg. Comm. Funds	Very Low and Low-Income Households
Support for Research Legislation for Affordable Housing	Through its lobbyists, the Department of Intergovernmental Relations, and the Housing Commission, the City will support research by the State and other agencies to identify and adopt new construction methods and technologies to provide affordable housing, and research by the lending industry to adopt innovative financing methods to facilitate affordable housing.	Ongoing	Legislative Svcs. Hsg. Comm. Planning Dept.	Ongoing	General Fund Hsg. Comm.	Very Low and Low-Income Households
Pursuit of State and Federal Funding	Additionally, the City shall seek legislative changes at the state and federal levels to make affordable housing programs More responsive to the needs Of lower income households.					

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